

**FOR SALE**

**Derreenteige**

**Trien**

**Castlerea**

**Co. Roscommon F45 WC58**

**PRICE REGION: EXCESS €150,000**

Property Reference: K2180



Very attractive three bedroom bungalow residence in pristine condition with outbuildings to side including garage and workshop altogether standing on c. 1.85 Acres. Surrounded by woodlands and situated on a private site with mature trees to front and stream to side, viewing comes highly recommended. The property is located on the Castlerea to Williamstown Road, on the Roscommon/Galway border adjacent Trien. Accommodation includes porch to front, reception hallway, sitting room, living/dining room, kitchen, back hallway, bedrooms three in all and bathroom.

For further details and viewing, contact the office on 090-6663700.

Viewings at evenings, weekends and Bank Holidays also accommodated

These particulars are issued by Ivan Connaughton MIPAV of Connaughton Auctioneers - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

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<b><i>Room</i></b>	<b><i>Area (Approx)</i></b>	<b><i>Room Details</i></b>
<b><i>Reception Hallway</i></b>	<b><i>11'8" x 5'9"</i></b>	<b><i>Upvc doorway to, carpeted, wall lights, Stira stairs to attic</i></b>
<b><i>Sitting Room</i></b>	<b><i>11'6" x 10'</i></b>	<b><i>Solid fuel stove, wooden floor, double doors to reception hallway</i></b>
<b><i>Living/ Dining Room</i></b>	<b><i>13'1" x 9'6"</i></b>	<b><i>Tiled floor, centre light, double doors to reception hallway</i></b>
<b><i>Kitchen</i></b>	<b><i>13' x 11'4"</i></b>	<b><i>Fully fitted kitchen including built in fridge freezer, dishwasher, cooker, hob, extractor fan, washing machine, centre light, tiled floor</i></b>
<b><i>Back Hallway</i></b>	<b><i>5'2" x 3'8"</i></b>	<b><i>Tiled floor, door to rear</i></b>
<b><i>Bedroom 1</i></b>	<b><i>11'3" x 8'7"</i></b>	<b><i>Wooden floor, built in wardrobe</i></b>
<b><i>Bedroom 2</i></b>	<b><i>10' x 9'11"</i></b>	<b><i>Wooden floor, built in wardrobe</i></b>
<b><i>Bedroom 3</i></b>	<b><i>9'10" x 8'6"</i></b>	<b><i>Wooden floor</i></b>
<b><i>Bathroom</i></b>	<b><i>8'6" x 6'</i></b>	<b><i>Toilet, wash hand basin, bath with shower over, fully tiled</i></b>

**OTHER FEATURES**

- ***Laid lawns, large garden to front and rear***
- ***Overall site area c. 1.85 Acres***
- ***Block wall to front***
- ***Driveway kerbed and stoned***
- ***Two entrances to front***
- ***Mature trees on boundaries***
- ***Very private site***
- ***Stream flowing to side of boundary***
- ***Stira stairs to attic, partly floored, suitable for storage***
- ***Oil fired central heating***
- ***Outbuildings to side***
- ***Garage 16' x 15', electric roller door to, oil boiler***
- ***Workshop 15'5" x 14', double doors to front, window to side***



**RECEPTION HALLWAY**



**RECEPTION HALLWAY**



**RECEPTION HALLWAY**



**RECEPTION HALLWAY**



**SITTING ROOM**



**LIVING/ DINING ROOM**



**KITCHEN**



**BEDROOM**





**BEDROOM**



**BEDROOM**



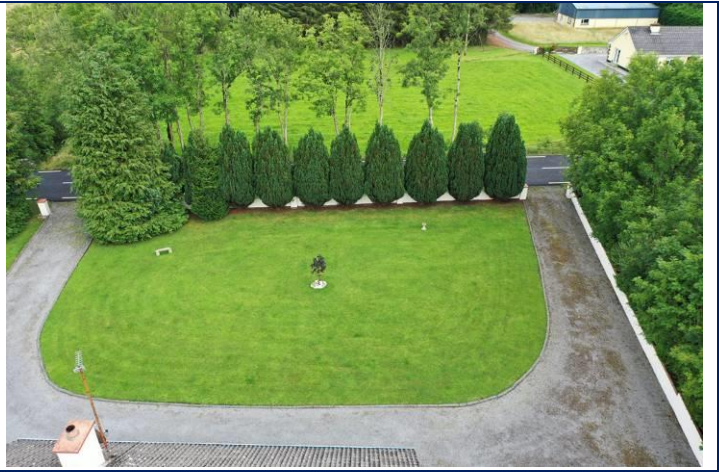
**BATHROOM**



**FRONT OF PROPERTY**











**MAP OF PROPERTY**

